LOT 2 BLOCK B PARNELL HILLS UNIT
485-452, WD 937-810, DC 973-2544

PFS SOLUTIONS INC
426 SW COMMERCE DR, STE 145
LAKE CITY, FL 32025

2026

10-3S-16-02058-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

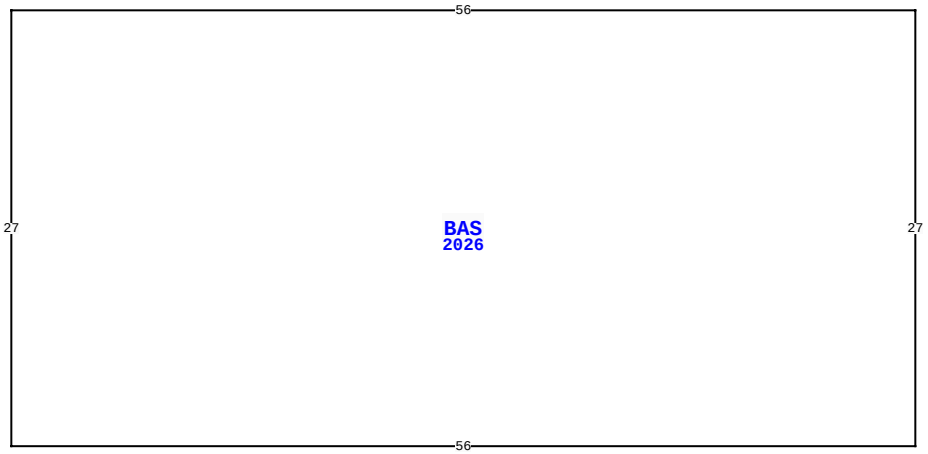
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 10316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	165,764
TOTALS	1,512			1,512	165,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	111.87	169,147	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr



129 NW GENELL LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,764
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	14,280
TOTAL MARKET VALUE	187,144
SOH/AGL Deduction	1,539
ASSESSED VALUE	185,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,605
TOTAL JUST VALUE	187,144
NCON VALUE	165,864
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054134	Mobile Home		09/24/2025
000053734	Right-of-Way Acce		07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/101	5/04/2025	WD	Q	I	05	158,000
GRANTOR: JOHNSON JASON WADE						
GRANTEE: PFS SOLUTIONS INC						
1278/1432	7/18/2014	WD	Q	I	01	28,000
GRANTOR: VISHAM & PARBATEE PER						
GRANTEE: JASON WADE & BRANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,10] E56 S27 W56 N27 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		RSF/MH	248.00	248.00	1.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,280							

REVIEW DATE 10/15/2025 BY randall Total Acres: 1.19 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 11/21/2025 BY SYS